



# Montgomery County Council

**For Immediate Release**

**January 20, 2004**

Contact: Patrick Lacefield 240-777-7939, Jean Arthur 240-777-7934

**N  
E  
W  
S  
  
R  
E  
L  
E  
A  
S  
E**

## **Council Acts on Upper Rock Creek Master Plan**

Emphasizing protection of the environment as its highest priority for the Upper Rock Creek, the Montgomery County Council today gave tentative final approval to a Master Plan for that area that provides cluster zoning to preserve approximately 500 acres of open space in perpetuity.

The Council also approved a proposal by Councilmember Marilyn Praisner to establish a Special Protection Area to protect the stream quality of the headwaters of Rock Creek, making future new developments subject to the most stringent environmental policies.

With the housing densities approved by the Council, the Upper Rock Creek area will be the least dense of all the low density residential areas in Montgomery County.

On three large properties totally approximately 800 acres, the Council approved Rural Neighborhood Cluster zoning at a density of one unit per three acres or approximately 263 homes. The Council turned down a bid by developers for more density on the properties and also rejected a proposal by Pulte Homes to build a several-hundred-unit active adult housing project for seniors that would have been far in excess of the housing density allowed in the County's residential wedge.

The Upper Rock Creek Master Plan Area lies in the east central part of the County. It encompasses the upper reaches and headwaters of Rock Creek, including more than 100 miles of stream length and a limited number of large, undeveloped tracts of land.

"This Master Plan significantly protects the area's environmental resources and stream quality, while preserving the low-density residential nature of our green wedge," said Council President Steve Silverman.

(more...)

page two

The Master Plan also includes an upper cap of eight percent on the amount of impervious surface in any future development north of Muncaster Mill Road in order to further protect Rock Creek from excessive runoff and pollution from paved areas – the most stringent area limit on impervious surface anywhere in the County.

Additionally, the Master Plan's transportation provisions include the retention of Redland Road as a primary residential street, rather than an arterial, between Crabbs Branch Way and Muncaster Mill Road, with the current 70-foot-wide right-of-way. It also retains the InterCounty Connector as a six-lane freeway within a 300-foot-wide right-of-way.

Formal action on the Master Plan is tentatively scheduled for late February or early March.

# # #